

FLU DATA AND ANALYSIS APPENDIX D

Transfer of Density Units and Certification of Sending Zones Summary Tables

Table FLU- 13: Certified Sending Zones per the 2004 and 2007 Transfer of Density Units Ordinances As of April 1, 2010										
Applicant's Name & Application #	Subdivision/ Location	# Units Certified	# Units Retained on Site	Acreage of SZ	*Region of County	Sending Zone Criteria	Land Use Amendments	Plat Vacation	Type of Covenant	Units - Storm Surge - Flood Zone (if applicable)
T.J. and Mary Chastain  CSZ-05-04-01 BCC approval: 6/21/05	Portion of Verde Park Units 1 & 2	3,583	6	245.5	East	Substandard, platted lots located outside the Urban Service Area	Not Required	PV-05-08-12 Approved Nov. 15, 2005  Vacated 3,589 lots	Conservation Easement, retained AG use and preserved wetlands	None
Treetops at Ranger Point Homeowners  CSZ-05-04-03 BCC approval: 8/16/05	Portion of Treetops at Ranger Pointe	41	0	7.1	Mid	Coastal High Hazard Area also substandard platted lots w/in the USA	PA-05-09-56 LDR to Preservation & Z-05-09-57 RSF-5 to ES Approved January 17, 2006	PV-05-09-15 Approved January 17, 2006  Vacated 41 lots	Conservation Easement	41 - Tropical - 8AE
Jim Paul & Margaret Hazel Crews Trust  CSZ-05-06-04 BCC approval: 8/16/05	Portion of Lenord Park	344	1	19.55	East	Substandard, platted lots located outside the Urban Service Area	Not Required	PV-05-09-14 Approved January 17, 2006  Vacated 345 lots	Conservation Easement with retained Ag uses	None
Five Cross Lands Trust  CSZ-05-06-05 BCC approval: 9/20/05	Dixie Estates Subdivision, Unit A	427	2	27.11	East	Substandard, platted lots located outside the Urban Service Area	Not Required	PV-06-04-04 Approved July 18, 2006  Vacated 429 lots	Restrictive Covenant for Ag uses	None
Up the Creek Partners  CSZ-05-07-06 BCC approval: 11/15/05	None	58	19	13.6	West	Coastal High Hazard Area	Z-07-05-11, rezone to RSF-3.5 for upland portion	Not Required	Conservation Easement, preservation of wetlands	• 10 – Tropical -10AE • 44 – Tropical -11AE • 4 - Category 1- 11AE
Phyllis Judy Hitchcock, Robert Daughtry, Randy Williams  CSZ-05-07-07 BCC approval: 1/10/06	Bermont Villa Section A	1,351	10	101.89	East	Substandard, platted lots located outside the Urban Service Area	Not Required	PV-06-08-11 Approved December 19, 2006  Vacated 1,361 lots	Restrictive Covenant for Ag uses	None
Andy and Sherry Dodd  CSZ-05-07-08 BCC approval: 3/14/08	Rain Lily Parcel	17	0	2.97	West	Environmentally Sensitive habitat - wetlands	PA-06-02-23 LDR to Preservation & Z-06-02-24 RSF-5 to ES Approved June 20, 2006	Not Required	Conservation Easement	None

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Roberto Iglesias  CSZ-05-08-09 BCC approval: 10/18/05	Coral Cove	39	3	9.65	West	Coastal High Hazard Area	Not Required	Not Required	Restrictive Covenant, preservation of wetlands	39 - Tropical -10AE
Sandra Welles  CSZ-05-08-10 BCC approval: 10/18/05	Portion of Del Verde Section A and B	1,695	21	313	East	Substandard, platted lots located outside the Urban Service Area	Not Required	Pending	Restrictive Covenant for Ag uses and preservation of wetlands	None
Michael Rooney and Steven V. Hall  CSZ-05-09-11 BCC approval: 11/22/05	Portion of Del Verde Section L	237	3	31.37	East	Substandard, platted lots located outside the Urban Service Area	Not Required	Pending	Restrictive Covenant for Ag uses	None
Roberto Iglesias  CSZ-05-10-12 BCC approval: 11/22/05	Thunderation	32	10	9.64	West	Tropical Storm Surge zone	Not Required	Not Required	Restrictive Covenant, preservation of wetlands	32 - Tropical -11AE
Karim and Sajida Khudairi  CSZ-05-12-13 BCC approval: 1/24/06	Dixie Estates Unit B	237	0	14	East	Substandard, platted lots located outside the Urban Service Area	Not Required Agriculture FLUM; Agriculture General Zoning	PV-07-02-01 Approved on June 19, 2007  Vacated 237 lots	Conservation Easement for bona fide Ag uses	None
Ben J. Maltese  CSZ-06-01-01 BCC approval: 4/11/06	Hunter Creek Estates, LLC	9	28	37.82	South	Vacant land with an approved residential development plan, also Tropical and Cat 1 land	Not Required	Not Required	Restrictive Covenant	<ul style="list-style-type: none"><li>• 2 -Tropical -8AE</li><li>• 2 - Category 1 - 8AE</li><li>• 1 - Category 1 - none</li></ul>
Triple I Limited Partnership, LLLP  CSZ-06-01-02 BCC approval: 3/14/06	Bermont Villa A and B	1,403	11	112	East	Substandard, platted lots located outside the Urban Service Area	Not Required	PV-06-08-12 Approved December 19, 2006  Vacated 1,414 lots	Restrictive Covenant for Ag uses	None
Jerry and Kristina Paul  CSZ-06-02-03 BCC approval: 4/11/06	Downing Street property	19	2	4.4	West	Coastal High Hazard Area		Not Required	Conservation Easement	<ul style="list-style-type: none"><li>• 6 – Tropical -15 VE</li><li>• 5 – Tropical - 14 VE</li><li>• 6 – Tropical - 13 VE</li><li>• 2 – Tropical -13AE</li></ul>
T & G Tower Corporation  CSZ-06-03-04 BCC approval: 9/12/06	11000 Gasparilla Road	151	0	34.8	West	Coastal High Hazard Area		Not Required	Restrictive Covenant	151 - Tropical - 8AE

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Christa Williams CSZ-06-04-05 BCC approval: 5/23/06	Country Club Manor Subdivision	27	0	3.21	South	Substandard, platted lots located outside the Urban Service Area		Pending	Conservation Easement over scrub jay habitat	None
Christa Williams CSZ-06-04-06 BCC approval: 5/23/06	Block K-12 Grove City	2	0	.347	West	Coastal High Hazard Area		Pending	Conservation Easement over mangrove wetlands	2 - Tropical -13VE
Farajalla Barakat CSZ-06-04-07 BCC approval: 5/23/06	15520 Sunkist Drive	8	2	1.84	South	Located within the Suburban area of the USA and must be platted and not currently served by water and sewer or within any utility's 5 year CIP for extension of water and sewer	Not Required	Not Required	Restrictive Covenant	None
Seminole Ranches CSZ-06-04-08 BCC approval: 5/23/06	Portion of Lenord Park	133	0	6.53	East	Substandard, platted lots located outside the Urban Service Area	Not Required	Pending	Restrictive Covenant for Ag uses	None
LO Land Assets, LP CSZ-06-04-09 BCC approval: 5/16/06	Waterford Estates	795	705	188	South	Excess density from a vacant parcel with approved residential development plan	Not Required	Not Required	Restrictive Covenant	272 - Category 1-8AE
Amber and Linda Collins CSZ-06-05-10 BCC approval: 10/10/06	Pine Ridge Estates Subdivision	21	2	3.8	South	Located within the Suburban area of the USA and must be platted and not currently served by water and sewer or within any utility's 5 year CIP for extension of water and sewer	Not Required	Not Required	Restrictive Covenant	None
Andy Dodd CSZ-06-05-11 BCC approval: 8/22/06	Amberjack Slough area	73	0	73	West	Coastal High Hazard Area	FLUM amended to Preservation as part of Smart Charlotte 2050	Not Required	None, land was donated to the County	<ul style="list-style-type: none"><li>• 55 – Tropical-12AE</li><li>• 13 – Tropical-11AE</li><li>• 4 - Category 1-12AE</li><li>• 1 - Category 1-11AE</li></ul>
Andy Dodd CSZ-06-05-12 BCC approval: 6/27/06	Del Verde Section L	3	0	0.17	East	Substandard, platted lots located outside the Urban Service Area	Not Required	Pending	Conservation Easement	None
Barbara Asbury and Royce Hyde	SW ¼ of NW ¼ of Section 30, T41S, R23E	2	0	30.95 w/creek area	South	Coastal High Hazard Area		Not Required	None, land donated to the State to become part of the Buffer Preserve	<ul style="list-style-type: none"><li>• 1 – Tropical - 9AE</li><li>• 1 - Tropical -10AE</li></ul>

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CSZ-06-06-13 BCC approval: 9/12/06										
Terry and Janell Norton  CSZ-06-06-14 BCC approval: 9/12/06	SW corner of Section 19, T41S, R23E	1	0	2.5	South	Coastal High Hazard Area		Not Required	None, land donated to the State to become part of the Buffer Preserve	1 - Tropical - 9AE
Alligator Farms #1  CSZ-06-06-15 BCC approval: 8/22/06	Del Verde Section H, D, C and L	18	0	2.3	East	Substandard, platted lots located outside the Urban Service Area	Not Required	Pending	Restrictive Covenant for Ag uses	None
Julian Wright  CSZ-06-07-16 BCC approval: 8/8/06	Del Verde Sections D, H, L and M	12	0	1.59	East	Substandard, platted lots located outside the Urban Service Area	Not Required	Pending	Restrictive Covenant for Ag uses	None
Alligator Farms #2  CSZ-06-07-17 BCC approval: 9/12/06	Lots 16 to 20 and 26 to 30 Block 4, Del Verde, Section C	8	0		East	Substandard, platted lots located outside the Urban Service Area	Not Required	Pending	Restrictive Covenant for Ag uses	None
Alligator Farms #3  CSZ-06-10-18 BCC approval: 1/9/07/06	10 lots in Del Verde, Sections B, O, and F	10	0	1.24	East	Substandard, platted lots located outside the Urban Service Area		Pending	Restrictive Covenant for Ag uses	None
Lot Vestors LLC  CSZ-06-10-19 BCC approval: 1/9/07	Country Club Manor Subdivision	14	0	1.8	East	Substandard, platted lots located outside the Urban Service Area		Pending	Conservation Easement over scrub jay habitat	None
Rob Berntsson  CSZ-06-11-20 BCC approval: 1/23/07	ZZZ 234021 P1- 3-1	5	1	1.42	Mid	Tropical and Category 1 Storm Surge	Not Required	Not Required	Restrictive Covenant	<ul style="list-style-type: none"><li>• 4 - Category 1 - 8AE</li><li>• 1- Tropical - 8AE</li></ul>
Alligator Farms #4  CSZ-07-01-01 BCC approval: 2/27/07	Del Verde Section A and F	5	0		East	Substandard, platted lots located outside the Urban Service Area	Not Required	Pending	Restrictive Covenant for Ag uses	None

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The Hammocks Cape Haze, LLC  CSZ-07-01-02 BCC approval: 4/24/07	Adjacent to Lemon Lake and CR 775 in Placida	227	234	37.64	West	Excess density from a vacant parcel with approved residential development plan	Not Required	Not Required	Restrictive Covenant, Donated a portion of the property on east side of Lemon Lake to the County	• 89 – Tropical – 12AE
Alligator Farms #5  CSZ-07-01-03 BCC approval: 1/27/07	Del Verde Section A, B, C, D, E	30	0		East	Substandard, platted lots located outside the Urban Service Area	Not Required	Pending	Restrictive Covenant for Ag uses	None
John C. and Frances Nottingham  CSZ-07-03-04 BCC approval: 4/24/07	Lot 7, 8, 9, 10, Block Q, Country Club Manor	4	0		East	Substandard platted lots located outside the Urban Service Area		Pending	Conservation Easement for scrub jay habitat	None
Lot Vestors LLC  CSZ-07-10-07 BCC approval: 11/27/07	lots 11, 12, 17, and 18 Block E, Country Club Manor Subdivision	4	0		South	Substandard platted lots located outside Urban Service Area		Pending	Conservation Easement over scrub jay habitat	None
Patricia Roebuck Swindle and Mark Stephen Roebuck  CSZ-08-10-01 BCC approval: 12/16/08	Subdivision of Tamiami, Plat Book 2, Page 24-1/2	1,534	12	127.29	East	Substandard platted lots located outside Urban Service Area	Not Required	PV-08-08-16 Approved on December 16, 2008  Vacated 1,546 lots	Conservation Easement	None
Joe and Marjorie Bixby  CSZ-08-12-02 BCC approval: 1/27/09	Lot 19 Pine Ridge Estates Subdivision	21	4	5	South	Located within the Suburban area of the USA and must be platted and not currently served by water and sewer or within any utility's 5 year CIP for extension of water and sewer – received variance from BCC	Not Required	Not Required	Restrictive Covenant	None
Roll's Landing Condominium Association, Inc.  CSZ-09-03-01  BCC approval: 4/14/09	Charlotte Shores Subdivision, Condominium Plat Book 4, Page 17	54	0	10.96	Mid	Coastal High Hazard Area	Not Required	Not Required	Conservation Easement	54



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Catherine and Robert Hrstka  CSZ-09-04-01 (should be - 02)  BCC approval: 5/12/09	Lot 10, Block 2, Garden Truck Farms, Plat Book 2, Page 40	8	0	2.54	Mid	Suburban area of USA, no utilities, severing all density	Not Required	Not Required	Restrictive Covenant	None
Punta Riverside, Inc.  CSZ-09-07-03  BCC approval: 10/13/09	Bay Shores Subdivision, Plat Book 2, Page 49	105	5	22	South	Coastal High Hazard Area	Not Required	Not Required	Conservation Easement over mangrove wetlands	48 VE 57 AE

Source: Growth Management Department

\*Note:  
Mid = Area of the county between the Peace River and the Myakka River  
West = Area of the county west of the Myakka River  
South = Area of the county generally between US 17 and the Peace River and I-75 and Charlotte Harbor  
East = Area of the county generally east of US 17 and I-75

The table below summarizes the Receiving Zones that have been approved under the 2004 and 2007 TDU ordinances. Under these ordinances the process of severing density from a sending zone was separated from the process of adding density to a receiving zone, whereas under the TDR ordinance a receiving zone and sending zone were simultaneously approved. Under the 2004 and 2007 ordinances this was changed to allow receiving zones to be approved and density transferred to the site later, prior to final Planned Development detail approval. This new process allowed developers to seek approval of density increases without incurring costs associated with purchasing or finding density to transfer when they were unsure of the actual need for this density.

Table FLU-14: Receiving Zone Approvals per TDU Ordinance As of April 20, 2010										
Status	# of Density Units needed to transfer	Total Density Units to be developed	CHHA?	*Region of County	Petition #	Applicant Name	General Location	Acreage of Receiving Zone	Original Zoning	Approved FLUM/Zoning
Density transferred to RZ	12	47	No	Mid	Z-05-05-27-TDU	Dugan Porter	Luther and Tangelo Ave	9.53	Agricultural Estates	PD
incomplete	236	296	Yes	South	Z-05-05-36-TDU	Greg Eagle/companion to PA-04-05-16-LS	Burnt Store Road	94.72	Agriculture Estates	PD
Density transferred to RZ	168	258	No	South	Z-05-10-66-TDU	Westfield Homes	US 17	90.89	AE	PD
Density transferred to RZ	6	8	No	West	PA-05-10-68 & Z-05-10-69-TDU	DCS Group LLC- DeCharles Place	Placida Road and Illinois Ave	1.14	Commercial Corridor/CG	Mixed Use/PD
incomplete	40	41	Yes and	West	Z-05-11-77-TDU	Paul Reynolds	San Casa Blvd	18.9	Agriculture General	PD

Table FLU-14: Receiving Zone Approvals per TDU Ordinance As of April 20, 2010										
Status	# of Density Units needed to transfer	Total Density Units to be developed	CHHA?	*Region of County	Petition #	Applicant Name	General Location	Acreage of Receiving Zone	Original Zoning	Approved FLUM/Zoning
			No							
incomplete	38	47	No	Mid	Z-05-11-79-TDU	Landshore of Port Charlotte LLC	Tangelo and Tangerine Ave	9.52	AE	PD
incomplete	216	351	No		Z-06-02-16-TDU	KB Homes Ft. Myers	US 17	72.24	AE	PD
Density transferred to RZ	1	1	No	West	PA-06-03-20 & Z-06-03-21-TDU	William and Mary Tront	Northeast of Rotonda Circle	1.3	Parks and Recreation/RSF-3.5	Low Density Residential/RSF-1
incomplete	780	810	No	South	Z-06-06-40-TDU	Burnt Store Road Investments, LLC	Burnt Store Road	300	AE	PD
Density transferred to RZ	20	20	Yes	West	PA-06-07-46 & Z-06-07-47-TDU	Preserve at Cape Haze Inc	Arlington Drive	4.57	Commercial Center/CI	Low Density Residential/PD
incomplete	25	603	No	South	PA-06-10-58 & Z-06-10-59-TDU	SW Florida Land Fifteen LLC	S. Jones Loop Road	135.14	ES, MHC, MHP, and AE	PD
incomplete	31	80	No	South	Z-06-12-68-TDU	Old Burnt Store 50, LLC	Old Burnt Store Road	49.25	AE	PD
incomplete	956	999	No	South	Z-07-02-10-TDU	Coral Creek Burnt Store, Resource Properties, Inc. and Charlotte Orange Grove, Michael Saadeh	Burnt Store road south of Scham	330	AE	PD
incomplete	385	392	No	South	Z-07-04-18-TDU	The Groves - Burnt Store Ranch	Burnt Store road south of Scham	78.46	AE	PD
incomplete	861	894	No	South	Z-07-06-40-TDU	Mark Linder	Zemel Road	338.02	AE	PD
incomplete	973	999	No	South	Z-07-06-44-TDU	South Charlotte Properties	Burnt Store Road	265	AE	PD
incomplete	75	585	No	South	Z-07-09-61-TDU	Waterfront Homes of Charlotte, LLC.	Palm Shores Boulevard	123	MHC and AE	PD
incomplete	650	663	No	South	Z-07-12-96-TDU	Bryan Paul Family Ltd Partnership / Residential Dev	Burnt Store Road	132.7	AE	PD
Density transferred to RZ	99	196	No	South	PA-10-01-04 & Z-10-01-05-TDU	Newfoundland Five	Taylor Road	19.64	CG and AE	RMF-10

Source: Growth Management Department

\*Note:

Mid = Area of the county between the Peace River and the Myakka River

West = Area of the county west of the Myakka River

South = Area of the county generally between US 17 and the Peace River and I-75 and Charlotte Harbor

East = Area of the county generally east of US 17 and I-75